

In re:
Karen Browne
Debtor

Case No. 22-10662-elf
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Apr 28, 2022

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 30, 2022:

Recip ID	Recipient Name and Address
db	+ Karen Browne, 604 Walnut Lane, Philadelphia, PA 19128-1712

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
cr	Email/PDF: resurgentbknotifications@resurgent.com	Apr 28 2022 23:58:27	LVNV Funding LLC, c/o Resurgent Capital Services, P.O. Box 10587, GREENVILLE, SC 29603-0587

TOTAL: 1

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 30, 2022 Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 28, 2022 at the address(es) listed below:

Name	Email Address
KENNETH E. WEST	ecfemails@ph13trustee.com philaecf@gmail.com
KENNETH E. WEST	on behalf of Trustee KENNETH E. WEST ecfemails@ph13trustee.com philaecf@gmail.com
REBECCA ANN SOLARZ	on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR IN THE INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTE FOR CERT bkgroup@kmlawgroup.com, rsolarz@kmlawgroup.com

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United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

ZACHARY PERLICK

on behalf of Debtor Karen Browne Perlick@verizon.net pireland1@verizon.net

TOTAL: 5

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

Karen Browne		CHAPTER 13
	<u>Debtor(s)</u>	
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE SUCCESSOR IN THE INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES		NO. 22-10662 ELF
	<u>Movant</u>	11 U.S.C. Section 362
vs.		
Karen Browne		
	<u>Debtor(s)</u>	
Kenneth E. West		
	<u>Trustee</u>	

STIPULATION

AND NOW, it is hereby stipulated and agreed by and between the undersigned as follows:

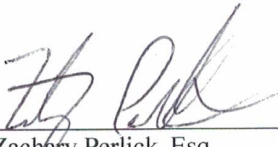
1. Movant is the legal owner of the premises pursuant to a Deed from the Office of the Sheriff of Philadelphia County. The Sheriff's Deed was recorded on December 3, 2019 as Document ID Number 53599309 the Philadelphia County Record of Deeds.
2. On February 28, 2020, Movant commenced an action in ejectment for possession of the premises.
3. The ejectment proceedings were stayed by the instant bankruptcy filing on March 17, 2022.
4. The parties now agree that the automatic stay shall be vacated upon Court approval of this Stipulation to allow Movant and/or any successors in interest to proceed with the ejectment action regarding the premises 604 Walnut Lane, Philadelphia PA 19128.
5. Furthermore, further bankruptcy filings by either Debtor(s) and/or Occupants for a period of one hundred eighty (180) days hereof will not prevent the Movant from proceeding with its ejectment action.

6. The stay provided by Bankruptcy Rule 4001(a)(3) is waived.
7. The parties agree that a facsimile signature shall be considered an original signature.

Date: April 12, 2022

/s/Rebecca A. Solarz, Esq.
Rebecca A. Solarz, Esq.
Attorney for Movant

Date: 4-12-22


Zachary Perlick, Esq.
Attorney for Debtor(s)

Date: 4/26/2022

/s/ Leroy W. Etheridge, Esquire for *
Kenneth E. West, Esq.
Chapter 13 Trustee

**No objections to its terms,
without prejudice to any of our
rights and remedies*

ORDER

Approved by the Court this 28th day of April, 2022. ~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~



Bankruptcy Judge
Eric L. Frank